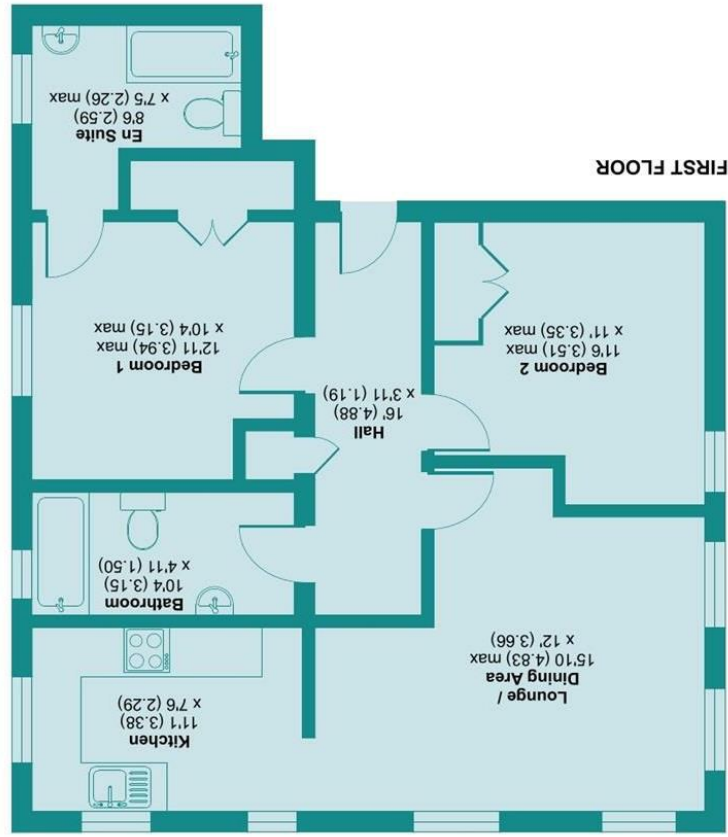


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Approximate Area = 729 sq ft / 67.7 sq m  
For identification only - Not to scale

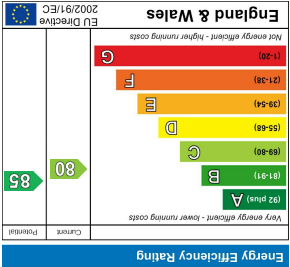
**Whippendell Road, Watford, WD18 7QH**

**LOCAL AUTHORITY**  
Watford Borough Council

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
D

**VIEWS**  
By prior appointment only



**GUIDE PRICE**  
**£235,000**  
**WHIPPENDELL ROAD**  
WD18 7QH

## PROPERTY SUMMARY

NO UPPER CHAIN. Ideal investment or FTB property. This two bed spacious first floor apartment situated close to Croxley Danes and Watford Boys Grammar and with easy access to Watford Met station, local shops and Cassiobury Park. The accommodation includes a hallway with large lounge, fitted kitchen, two generous bedrooms with fitted wardrobes, one with en-suite and a family bathroom. Electric heating, allocated basement parking & communal garden area. Lease: 107 years remaining, Ground Rent: £300 per annum, Service Charges: £2500 per annum (covers block maintenance, including lift and underground car park & water) Building insurance - £350 PA approximately

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